

Brunswick Planning Commission

Minutes

September 26, 2005

Commission Members Present: Chair Ed Gladstone, Vice Chair Connie Koenig, Secretary Wayne Dougherty, Council Liaison Walt Stull, Don Krigbaum, and Ellis Burruss, Alternate.

Staff Present: City Development Review Planner Jeff Love, and County Planning Liaison Carole Larsen.

Chairman Gladstone called the meeting to order at 7:00 PM.

Chairman

Mr. Gladstone requested all those in attendance who were going to speak to rise and be sworn in.

Minutes

The minutes of the July 25 meeting were reviewed and approved. (MOTION by Mr. Burruss and seconded by Ms. Koenig unanimously passed.)

Old Business

None.

New Business

Zoning – PUD – Phase III Preliminary Plan – Street Names

Brunswick Crossing PUD – Located East of Jefferson Pike, South of Burkittsville Road, West of Petersville Road. Zoning Classification: R-1, R-2, RS and OS; Water and Sewer Classification: W-3, S-3; BR-PUD-03-01-PIII-PP-SN

Staff Presentation and Recommendation

Mr. Love presented the Staff Report for the proposed Street and Alley names for the Brunswick Crossing PUD.

Planning Commission Minutes
September 26, 2005
Page 2 of 6

Staff Presentation and Recommendation Cont.

The following specific items were an issue:

1. There are thirteen (13) street names that must be revised in order to satisfy County Planning and Staff comments. These streets are as follows:

- Potomac Parkway
- Tuscarora Creek Drive
- Monocacy Parkway
- Pleasanton Place and Street
- Merryland Drive and Court
- Center Street
- Northern and southern portions of Long Farm Lane
- Gum Springs Alley
- Lockhouse Alley
- Rename the street lying between Potomac Parkway and Canal Town Street
- Rename the alley that surrounds the village green off of Roundhouse Drive

2. Staff has arrived at some recommendations and suggestions for the renaming of the several streets in question. All of the recommendations and suggestions are subject to County Approval of the street/alley names. Please note the following:

- Rename Center Street. The truncation of the Center Street will not occur across Petersville Road as an alternate Entrance will be used to the PUD from Petersville Road. Staff suggests that Martin's Creek Drive be used because of the location of Martin's Creek along Petersville Road.
- Rename the current location of Martin's Creek Drive either Crum's Hollow Drive or Crum's Hollow Creek Drive would be an adequate replacement.
- Rename Monocacy Parkway because of conflict within the County's Street System. Staff suggests Little Catocin Creek Parkway.
- Rename Tuscarora Creek Drive to reflect the project location within the County. Staff suggests Dutchman's Creek Drive, which is shown on maps as a creek near the City.
- Brumbaugh Court will require a new designation. This street is a proposed future connection to the existing city and should be named as such. Brumbaugh Drive or Brumbaugh Street.
- Rename Potomac Parkway, such as Potomac Overlook Parkway or Potomac View Parkway. Staff's preference is Potomac Overlook

Staff Presentation and Recommendation Cont.

Parkway because of the close location of the Potomac River. East and West designation must be included for Potomac Parkway at the intersection of Volunteer Drive.

- Rename Shenandoah Parkway. Staff suggests Shenandoah View Parkway.
 - Delete Shenandoah Place. The street location no longer exists on the conditionally Approved Phase III Preliminary Plan.
 - Rename Gum Springs Alley because of duplication within the City Street System. Staff recommends the alley be named Yourtee Springs Alley.
 - Northern and southern portions of Long Farm Lane will require new designations. For the southern portion, Staff recommends Long Farm Way. The northeastern portion may remain Long Farm Lane and the northwestern portion shall be shown as a continuation of Tide Lock Street.
3. Additionally, any streets that end in a cul-de-sac must have the designation of "Court". The Court designation should occur from the last intersection on a certain street to the end of the street, which results in a cul-de-sac. This occurs in few situations on the plan and should be resubmitted to reflect this.
 4. Other minor details and discrepancies remain, but can be completed through coordination with staff. Most discrepancies are due to drafting or other similar errors.

Staff recommends approval of the Phase III PUD Preliminary Plan - Street Names in accordance with the Staff Report and with the following conditions:

1. Staff suggested Street/Alley Names or those presented by the applicant and agreeable to the Planning Commission.
2. Resubmission of Street and Alley names for Staff final review and approval.
3. County approval of resubmitted Street and Alley names.
4. Applicable agency comments are addressed.
5. Applicant bound by their testimony.

Mr. Love answered the following questions with regard to the proposal and Staff Recommendation:

- Mr. Krigbaum – Historical association of the street names.

Applicant

Mr. Dan Snyder, Brunswick Crossing LLC, presented the applicant's case with Jonathan Allgaier of Fusion Architecture, Planning & Design.

Planning Commission Minutes
September 26, 2005
Page 4 of 6

Applicant Cont.

Mr. Dan Snyder and Jonathan Allgaier gave a summary of how the Street/Alley Names were assembled. They also stated most of the names' significance with the City.

The applicant also provided Street/Alley Name substitutes for names that had been turned down by County and City Staff. Most substituted names were in accordance with Staff comments.

Public Comment

None.

Rebuttal

Mr. Snyder and Mr. Allgaier responded to questions asked by the Commission.

Decision

Mr. Krigbaum made a motion to approve the request in accordance with Staff Recommendation; Ms. Koenig seconded the motion.

VOTE: Yea 5 Nay 0

Zoning – PUD – Phase III Preliminary Plan – Construction Schedule

Brunswick Crossing PUD – Located East of Jefferson Pike, South of Burkittsville Road, West of Petersville Road. Zoning Classification: R-1, R-2, RS and OS; Water and Sewer Classification: W-3, S-3; BR-PUD-03-01-PIII-PP-CS

Staff Presentation and Recommendation

Mr. Love presented the Staff Report for the proposed Construction Schedule for the Brunswick Crossing PUD.

The following specific items were an issue:

Staff suggests the following revisions to the proposed Construction Phasing Limits:

- Since the Parkland/School Site must be transferred to either the BOE or the City prior to or simultaneously with the initial Final Plats for the project in accordance the Phase III Preliminary Plan Conditional Approval, Phase I Construction must include the proposed Parkland/School Site. Because of the slopes on the School/Parkland Site, preliminary grading must occur prior in order for the site to be usable and acceptable to Staff and FCPS Staff for transfer. Conditions for

Planning Commission Minutes
September 26, 2005
Page 5 of 6

Staff Presentation and Recommendation Cont.

additional grading on the site after transfer are acceptable to Staff as part of the Fee Simple Deed. The Outlot Plat Process meets the intent of the Subdivision Regulations for this purpose instead of the Final Plat Process for the purposes of transfer of the subject site.

- Phase II construction must include the most eastern lying portion of Phase VI construction.
- The most southern portion of Phase III construction is to include seven (7) lots located to the west of Central Avenue and south of Karn Drive.
- Phase VI of the Construction Schedule will include the portion of Phase V that lies south of Enfield Farm Lane and west of Brandenburg Court.

With these changes Staff finds that the Construction Phasing is acceptable with regard to “Connectivity” to the existing City.

Additionally, revisions to the proposed Construction Entrances were discussed.

Staff recommends approval of the Phase III PUD Preliminary Plan - Construction Schedule in accordance with the Staff Report and with the following conditions:

1. Resubmission of Construction Schedule for Staff review and approval.
2. Applicable agency comments are addressed.
3. Applicant bound by their testimony.

Mr. Love answered questions with regard to the proposal and Staff Recommendation.

Applicant

Mr. Dan Snyder, Pleasants Development , presented the applicant’s case.

Mr. Snyder elaborated on the developer’s need to begin construction with the Phase I occurring as on the plan.

Mr. Snyder agreed with the transfer of the proposed Parkland/School Site prior to or simultaneously with Phase I Final Plats, but asked the Commission to allow grading of the Parkland/School Site with Phase II of the Construction Schedule. He cited difficulties with the overall grading of the PUD and terrain of the location as driving factors.

Public Comment

None.

Planning Commission Minutes
September 26, 2005
Page 6 of 6

Rebuttal

Mr. Snyder responded to questions asked by the Commission and Staff related to grading of the Parkland/School Site.

Decision

Ms. Koenig made a motion to approve the request in accordance with Staff Recommendation and developer objections to meet Staff's satisfaction prior to signature; Mr. Dougherty seconded the motion.

VOTE: Yea 5 Nay 0

Public Comment

Mr. Love announced that to date there would not be a regular meeting on October 24. There is still currently one item pending, which requires an Ordinance action by the Mayor & Council.

Adjournment

The meeting was adjourned at 8:25 PM.

Respectfully submitted,

Edward Gladstone, Chair
Brunswick Planning Commission